

# FOR SALE

Lambert  
Smith  
Hampton

Residential Development Opportunity

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## FORMER ST MARYS HOSPITAL

THORPE ROAD, MELTON MOWBRAY,

LEICESTERSHIRE, LE13 1SJ



### APPROXIMATELY 1.33 hectares (3.29 acres)

- Freehold disposal of residential development site
- Edge of town centre location
- Subject to a planning application for 48 units
- Conditional sale subject to securing Reserved Matters
- Data room available at [www.stmaryshospital-melton.co.uk](http://www.stmaryshospital-melton.co.uk)



Homes  
England

On the instructions of

## LOCATION

The site is located immediately to the east of Melton Mowbray town centre with frontage and access to the A607 Thorpe Road.

Melton Mowbray is approximately 20 miles from Leicester and Nottingham, with the train station on the Birmingham to Peterborough line about 5 minutes from the site.

## DESCRIPTION

The site is surrounded by predominantly residential development with some retail and town centre uses. Immediately to the rear of the site is the Melton Mowbray hospital.

The site contains a range of former hospital buildings including a number on the Council's Historic Buildings Register. The planning application submitted to the Council proposes the removal of the majority of these buildings with the exception of the central block of the former workhouse.

A pedestrian access to the new hospital is at the north end of the site, and will be retained in any development. The new access road to serve the development will also be available for hospital use.

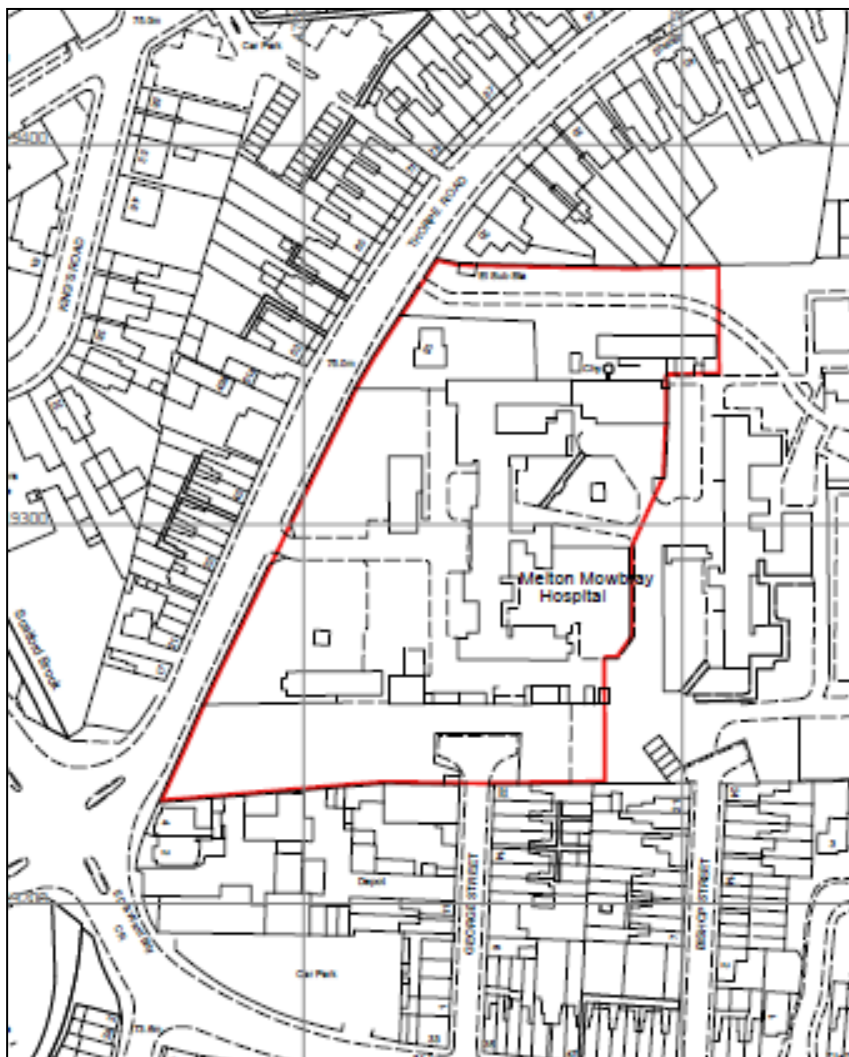
## PLANNING

Planning application reference number 19/00909/OUT has been lodged with Melton Borough Council for:

*“Change of use of the central block of the former workhouse building to comprise 4 residential apartments with associated parking and amenity space. Outline application for demolition of existing buildings and structures on site and redevelopment of the site for up to 44 new dwellings together with associated access and site infrastructure. All matters are reserved except access “*

Full details of the planning application and the submitted documents are contained within the data room, and it is intended that the site will be sold with the benefit of an outline planning permission, conditional only upon receipt of reserved matters approval within a specified timeframe.

## Site Plan (For Identification Purposes Only)





## LEGAL

Each party are to be responsible for their own legal costs incurred in any transaction

## VAT

The site has been elected for VAT

## SITE INFORMATION

Access will be provided to a data room – [www.stmaryshospital-melton.co.uk](http://www.stmaryshospital-melton.co.uk) upon request.

The data room includes information on:

- Planning application
- Heritage aspects
- Title and other legal documents including draft contract
- Ground conditions and demolition details
- Offer requirements

## SERVICES & INFRASTRUCTURE

We understand that gas, water and electricity are all available in the vicinity of the site. Prospective purchasers are to satisfy themselves on this point prior to entering a contract to purchase.

## VIEWING

Strictly by prior appointment with the agent

## OFFERS AND TENDER CONDITIONS

Offers for the Freehold interest in the site are invited on a conditional basis, subject only to receipt of Reserved Matters consent with a conditional contract to be entered into by 31<sup>st</sup> March 2020, and contract to become unconditional no later than 31<sup>st</sup> March 2021.

Interested parties who intend to submit a bid must do so using the Homes England Tender Submission Form contained within the data room. Please note that for a tender submission to be considered eligible, all sections of the form must be completed in full and provide all mandatory applicable information as requested in the Tender Submission Form. Bidders not submitting a fully completed Tender Submission Form and the mandatory applicable information will not have their financial offer considered.

Interested parties should submit their offers using the Tender Submission Form and send offers (in electronic format) to:

[tenders@homesengland.gov.uk](mailto:tenders@homesengland.gov.uk)

The subject line should include:

Tender reference D20029 – St Marys Hospital, Melton Mowbray

**OFFERS ARE TO BE SUBMITTED/RECEIVED NO LATER THAN 1PM MONDAY 13<sup>th</sup> January 2020**

A 10% returnable deposit of the premium amount will be required on entering the conditional contract. Bidders will pay the balance on securing planning permission and the contract becoming unconditional.





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